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## 5038 49 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Daysland, Alberta



**Listing ID:**  
35240


**MLS ID:**  
A2310870

**\$105,000**



 **GERRIK RIPLEY**  
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 5038 49 Street , Daysland , Alberta T0B 0G3

**Transaction Type**

For Sale

**Zoning**

C1 – Central Commercial.

**Subdivision**

Daysland

**Building Type**

Mixed Use, See Remarks

**Year Built**

1965

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

RN55

**Building Area (Sq. Ft.)**

1300.00

**Building Area (Sq. M.)**

120.77

**Inclusions**

Keys, cabinet in foyer/ east entrance, shelving and workbench in the shop area, table in shop, doors to the office and back room. Wall AC unit (as is),

**Restrictions**

None Known

**Reports**

Aerial Photos

Affordable commercial opportunities like this are getting harder to find especially with this much flexibility a simple well built building on your own lot with parking. Located in Daysland with customer access directly off 49 Street, this approximately 1,300 sq/ft commercial space offers a practical layout suited to a wide variety of business types. Whether you've been dreaming of opening your own storefront, office, studio, service business, or workshop, the possibilities here are endless. Customers are welcomed from the street by a concrete sidewalk leading to the updated insulated front entry door. Inside, the main reception/ bullpen area offers an open L-shaped layout with plenty of natural light, laminate flooring, and suspended drop ceiling throughout, creating a clean and functional workspace. A convenient customer half-bath is easily accessible from the front area while the private office features carpet flooring, additional natural light, and windows overlooking the front foyer entry. Toward the rear of the building you'll find a flexible use room with tiled flooring, a private employee bathroom, stackable washer and dryer, utility area, and rear employee access/ entryway directly off the concrete parking pad along 51 Avenue complete with a plug-in and former laundry hookups. The rear inventory/storage/shop space adds even more versatility with radiant heat added in 2023, workbench space, and room for storage, light manufacturing, inventory, or workshop use. What was previously a small overhead loading door has since been converted into a man door but could potentially be converted back for quick loading and unloading access if desired. The building itself is a simple, solid concrete slab-on-grade structure with a durable tin roof low maintenance and built for practicality you may notice ample exhaust fans throughout the property. Add in ample parking and your own lot, and this becomes an excellent opportunity for an owner-operator looking to invest in themselves instead of paying rent. If you've been waiting for an affordable commercial property with flexibility, functionality, and room to grow, this one deserves a look.

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